

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 03/25/2020

Board of Directors: (x) Brad Shelly (x) Scott Munstock (x) Mary Ann Gibson
At Large Members: (x) Danielle Bird (x) Michelle Carter (x) Susan Holburn (x) Carol Schneider
Staff: (x) Rocky Mt. Home Management, LLC. Representative Tony Lemberger

CALL TO ORDER: 6:31pm

Homeowners Open Forum:

- 10 minutes total; 3 minutes per homeowner.
- Language at the board meeting will be kept professional. Personal attacks against owners, residents, officers, and directors are not consistent with the best interest of the community and will not be tolerated. No audio or video recordings of these meetings are permitted.
- All items on this agenda are scheduled for 7:00 p.m. and will be considered in the order the item appears on the agenda. The Board, at their discretion, may choose to alter the order in which the items are considered, may break, or may continue an item to be considered on a future date.

Residents Present:

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Scott Munstock made a motion to accept the 3/25/2020 Agenda as written, Brad Shelly seconded the motion.

APPROVAL OF PREVIOUS MINUTES: Scott Munstock made a motion to accept the 2/26/2020 Minutes as written, Danielle Bird and Michelle Carter seconded the motion.

OLD BUSINESS:

1. 2019 Spring walk through *See in Management Review. Closed*
2. Schneider/Holburn Rules and Regs research *Open*
3. Landscape tree plan *Trees still being delivered on 4/18/2020. Landscape group needs volunteers for planting. Open*
4. Denver Water rebate status *Tony reported a \$435 credit on next bill. Closed.*
5. Financial audit *Open until May.*
6. Smashed downspouts at 5931 and 1405. *Tony will open a work order with Home Guard to have 5931 repaired. Brad Shelly would look at the downspout in his yard. Open*
- 7.

NEW BUSINESS:

1. Management Report Review *Items discussed include:*
 - a. *Tabled Spring property review*
 - b. *Tony will get a cost bid for asphalt repairs behind 5925, 5941, and 1413 drainage issues*
 - c. *5933 window well*
 - d. *Tony will send dryer vent Email to residents*
 - e. *Tony will get a cost bid for tuck pointing*
2. Landscape Contract *? do we have a contract? Open*
3. 2020 Property walk through *Tabled. Open*
4. Replacement for Matt for website *Open*
5. BOD replacement recruit *Open*
- 6.

COMMITTEE REPORTS:

1. ACC
 - a. 5933 window well issue *Discussed. Open*
 - b. 1413 garden *Tony will look into*
 - c. 5931 window replacement request *Tony will look into*

HOMEOWNERS CORRESPONDENCE

1. 5933 garage repair (Zerorez) *Tony will contact Tom Martino. Open*
2. 1417 roof leak interior *Interior work bill submitted, check to be issues to owner. Closed*
3. 5921 fallen tree *To be addressed on 3/26/ 2020 by Absolute Lawncare. Open*

FINANCIALS: *Discussed.*

1. Financial Statements
2. Budget to actual Report
3. A/R Report
4. Bank Statements
5. Vendor checks for signatures

ADJOURNMENT: 7:34 pm